

**City of Mt. Shasta Planning Commission**  
**Regular Meeting Agenda**

Mt. Shasta Community Center, 629 Alder Street  
Tuesday, April 19, 2016; 6:00 p.m.

“Our mission is to maintain the character of our “small town” community while striking an appropriate balance between economic development and preservation of our quality of life. We help create a dynamic and vital City by providing quality, cost-effective municipal services, and by forming partnerships with residents and organizations in the constant pursuit of excellence.”

Item	
1.	Call to Order and Flag Salute
2.	Roll call
3.	Approval of Minutes:
a.	Minutes of March 15, 2016 Regular Planning Commission Meeting
4.	Correspondence from Public & Staff
5.	Public Comment Welcome to our Planning Commission meeting. The Commission invites the public to address the Commission on issues not listed on the agenda and that are within the Commission’s subject matter jurisdiction. Those wishing to address the Commission are asked to sign-in and indicate their topic of interest. The public has a right to address the Commission on any subject within the Commission’s jurisdiction; however the Commission may limit public comment on matters that are outside of its jurisdiction. The Planning Commission may regulate the total amount of time on particular issues and for speakers (typically 3 minutes). The Commission may place additional time limits on comments, to ensure members of the public have opportunity to speak and the Commission is able to complete its work. A group may be asked to choose a spokesperson to address the Commission on a subject matter, or the Commission may limit the number of persons addressing the Commission whenever a group of persons wishes to address the Commission on the same subject matter. Speakers are asked to provide their name and address for the public record. We greatly appreciate your active participation.
6.	Consent Agenda Consent Agenda items are matters requiring a Planning Commission review but which, following an initial evaluation by staff, have been found to be totally consistent with existing City regulations and the City General Plan and are, therefore, recommended for “routine” approval. If it is determined by the Commission that a Consent Agenda item requires further discussion and review, it will be removed to the regular agenda for consideration. The remaining items will be handled as a group by a single action of the Commission.
7.	Discussion and Possible Action: Design Review. Accessory Structure. 3900 Springhill Drive. 057-771-200. This is a design review for the addition of a 5,000 square foot storage building placed at the rear of the developed site. A mitigated Negative Declaration is

proposed.

8. Commission and Staff Comments:

9. Adjourn: Next regular meeting to be held Tuesday May 17, 2016.

Availability of Public Records: All public records related to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at City Hall located at 305 North Mt. Shasta Blvd., Mt. Shasta, CA at the same time the public records are distributed or made available to the members of the legislative body. Agenda related writings or documents provided to a majority of the legislative body after distribution of the Agenda packet will be available for public review within a separate binder at City Hall at the same time as they are made available to the members of the legislative body. The City of Mt. Shasta does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or provision of services. In compliance with the Americans with Disabilities Act, persons requiring accommodations for a disability at a public meeting should notify the City Clerk or Deputy City Clerk at least 48 hours prior to the meeting at (530) 926-7510 in order to allow the City sufficient time to make reasonable arrangements to accommodate participation in this meeting.

Any writings or documents provided to a majority of the Planning Commission after distribution of the meeting Agenda Packet regarding any open session item on this agenda will be made available for public inspection during normal business hours within the binder entitled "Agenda Packet For Front Counter" located at City Hall at the desk on the right-hand side inside the front door.

**Projects heard at this Planning Commission meeting may be subject to appeal. Please contact the Planning Department for information. Appeals must be submitted to the City Clerk's office together with the appeal fee of \$375. If you challenge the environmental review or the project proposal in court, you may be limited to raising only those issues raised at the public hearing or in written correspondence delivered to the Planning Department on, or prior to, closing of the public comment period.**

**City of Mt. Shasta Planning Commission**  
**Regular Meeting Minutes**  
Mt. Shasta Community Center, 629 Alder Street  
Tuesday, March 15, 2016; 6:00 p.m.

“Our mission is to maintain the character of our “small town” community while striking an appropriate balance between economic development and preservation of our quality of life. We help create a dynamic and vital City by providing quality, cost-effective municipal services, and by forming partnerships with residents and organizations in the constant pursuit of excellence.”

Item
<p>1. Call to Order and Flag Salute</p> <p>Chair Higuera called the meeting to order at 6:05 pm and led the audience in the Pledge of Allegiance.</p>
<p>2. Roll call</p> <p>Commissioners Present: Acord, Findling, Wagner, and Chair Higuera</p> <p>Commissioners Absent: Clure and Pardee</p>
<p>3. Special Presentation from Siskiyou County Economic Development Council</p> <p>Program Manager Logan Smith of the Siskiyou County Economic Development Council (SCEDC) described the City of Mt. Shasta efforts to assess and clean-up the 127 acre City owned site known as “The Landing”. Mr. Smith provided a description of the overall progress. The Planning Commission held general discussion regarding the progress of the clean-up of the site and the recently completed US Environmental Protection Agency funded “Area Wide Plan”.</p> <p>Commissioner Findling noted that ATC’s Class I trail was missing from the Landing’s Area Wide Plan Map.</p> <p>No action was taken.</p>
<p>4. Approval of Minutes:</p> <p style="padding-left: 40px;">a. Minutes of January 19, 2016 Regular Planning Commission Meeting</p> <p>Motion by: Commissioner Findling - Moved to approve the minutes with revisions to reflect that Commissioner Clure was present at the meeting and that the Rockfellow Housing was not managed by the Opportunity Center.</p> <p>Second by: Commissioner Wagner.</p> <p>4 - Ayes Acord, Findling, Wagner, and Higuera</p> <p>0 - Noes</p>
<p>5. Election of Chairperson &amp; Vice Chairperson and adoption of 2016 Meeting Calendar</p> <p>Motion to Elect Higuera Chairperson for 2016 by: Findling</p> <p>Second by: Acord</p> <p>4 - Ayes Acord, Findling, Wagner, and Higuera</p> <p>0 - Noes</p> <p>Motion to Elect Findling Vice Chair for 2016 by: Wagner</p> <p>Second by: Acord</p> <p>4 - Ayes Acord, Findling, Wagner, and Higuera</p>

0 – Noes

Motion to Adopt 2016 Planning Commission 2016 Calendar by: Findling

Second by: Wagner

4 - Ayes Acord, Findling, Wagner, and Higuera

0 - Noes

6. Correspondence from Public & Staff

7. Public Comment

Welcome to our Planning Commission meeting. The Commission invites the public to address the Commission on issues not listed on the agenda and that are within the Commission's subject matter jurisdiction. Those wishing to address the Commission are asked to sign-in and indicate their topic of interest. The public has a right to address the Commission on any subject within the Commission's jurisdiction; however the Commission may limit public comment on matters that are outside of its jurisdiction. The Planning Commission may regulate the total amount of time on particular issues and for speakers (typically 3 minutes). The Commission may place additional time limits on comments, to ensure members of the public have opportunity to speak and the Commission is able to complete its work. A group may be asked to choose a spokesperson to address the Commission on a subject matter, or the Commission may limit the number of persons addressing the Commission whenever a group of persons wishes to address the Commission on the same subject matter. Speakers are asked to provide their name and address for the public record. We greatly appreciate your active participation.

John Kennedy of Mt. Shasta made comments representing a pro-business group.

8. Consent Agenda

Consent Agenda items are matters requiring a Planning Commission review but which, following an initial evaluation by staff, have been found to be totally consistent with existing City regulations and the City General Plan and are, therefore, recommended for "routine" approval. If it is determined by the Commission that a Consent Agenda item requires further discussion and review, it will be removed to the regular agenda for consideration. The remaining items will be handled as a group by a single action of the Commission.

9. Discussion and Action: Design Review 2015-26 Mercy Medical Center Canopy and emergency Department Expansion

Background: The applicant proposes to construct a new 813 square foot canopy to be located in line with the covered walkway that extends from approximately 20 feet west of the main public hospital entrance to the parking area accessed at Pine Street. In addition to the proposed canopy, the hospital is proposing to add approximately 2,900 square feet to the emergency department area.

Commission Recommended Action: Approve Design Review 2015-26

Motion to Approve with revisions including elimination of conditions #1 and #3 and changed condition of approval #2 to read: The applicant shall submit lighting fixture specs showing full cut-off fixtures by: Findling

Second by: Wagner

4 - Ayes Acord, Findling, Wagner, and Higuera

0 - Noes

10. Discussion and Action: Noise Control Ordinance Zone Amendment 2016-03

Background: The 2007 General Plan, Noise Element obligates the City to implement a noise control ordinance. The goal is to protect the residents from the harmful and annoying effects of excessive noise. An ordinance was presented to the planning commission and the City Council in 2009 which failed to be approved. Staff is presenting an ordinance that addresses the need for peace and comfort from excessive noise in our small town.

Commission Recommended Action: Approve Zone Amendment 2016-03

A letter was provided by Dale LaForest

Planning Commissioners requested that the City approach the drafting of a new ordinance by taking several months instead of having planning staff draft an ordinance that we only get one shot at reviewing. Commissioner Findling asked that we first establish goals for the ordinance and then have staff provide several alternatives on how to approach achieving those goals (often taken from other cities). The Approach could refine the ordinances based on the information received and having listened to public comment. This process should take at least 3 meetings.

The Planning Commission took no action.

11. Commission and Staff Comments: City Manager Eckert provided a brief regarding the selection process for the filling of the City Planner Vacancy

12. Meeting Adjourned at 7:35 PM

Next regular meeting to be held Tuesday April 19, 2016.

Minutes Respectfully submitted by Paul Eckert, City Manager



**Planning Commission  
AGENDA ITEM #7**

**DATE:** April 19, 2016  
**TO:** Planning Commission  
**FROM:** Keith McKinley, MRTTP  
**SUBJECT:** Design Review: 3900 Springhill drive

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**RECOMMENDATION:**

- 1. Receive Staff Report**
- 2. Discuss attributes of project related to the Design Guidelines**
- 3. If required findings are supported by the evidence on record, adopt Mitigated Negative Declaration and approve Design Review Project 2016.3**

**BACKGROUND & SUMMARY:**

**Brief Overview and Project Setting**

The project is the addition of a large garage-like structure for storage of the solar systems at Wholesale Solar Inc. Specically, the proposed building is a 4,864 square foot storage structure at the rear of the site, and behind the existing building. The dimensions demensions are 34'x146'. The location at the rear of the site is where outdoor storage has been up to now (AKA the site's "Boneyard"). As stated in the applicants decription the project (See Attachment 1) also includes additional landscaping on site. The additional landscaping consists of shade trees along the front of the site. Some additional screening may be needed along the side currently but the structure woukld not be prominently visible from the public rightas of way. The height of the proposed structure is approximately 22 feet.

Neither lighting nor signage is proposed to this project. At this time, the existing lighting on site is sufficient for any security needs the site may incur.

This site has been developed and was the subject to a Design Review and Mitigated Negative Declaration in November 2001. The mitigation measures for that project are still valid and are in place. Additional mitigation has been added as a result of this project (See Mitigated Negative Declaration).

The existing structure is a 15,322 Square foot building (GFA which includes mezzanine). The building is approximately 18.2 feet in height. .

The project will require the addition of limited pavement and overall increase impervious surfaces by approximately 4000 square feet. The areas of additional pavement are shown on the project site plan (See Attachment 2.). The additional Pavement will be installed directly east (rear) of the existing pavement art the rear of the building. The site has been graded and no additional grading is proposed.

There are no additional parking needs as a result of this project. Recent changes to the parking ordinance and the fact that current business has less parking demand than the previous auto and vehicle oriented use. There is ample room for additional unmarked parking if future tenants needed to provide additional parking to meet demands.

Site drainage will not change as a result of this project. The previous owners installed a subsurface retention basin to allow for storm-water percolation as per the November 2001 Mitigated Negative Declaration. The retention system was designed for future growth and preliminary calculations indicate that any additional runoff will be absorbed into the existing system. A condition of approval is added to the project requiring final calculations at the time of building permit application that demonstrate the existing facilities can handle the additional stormwater run-off.

Snow storage will remain where it was previously approved and there is no change proposed.

The site is zoned C-2 in the City of Mt. Shasta Zoning Code with a Commercial Center Land Use Designation in the General Plan. The primary use of this site is consistent with the zoning as is the proposed storage structure.

The design of the structure will be similar to the primary building but will be made of metal and essentially pre-fabricated. The shapes, roof slope, and overhang design features will be echoed in the accessory structure. The color of the structure will also match the existing building. Specifically this is a terra cotta color scheme. The structure will essentially be painted as part of the trim and will be the terra cotta treatment.

### **California Environmental Quality Act**

A mitigated Negative Declaration was prepared and circulated for this project. The only area that had potential for environmental impacts were as a result of the expanded impervious surfaces as a result of paving and the building.

The document was out for public comment from March 16 to April 13, there were 2 comments. Comments were received from the California Fish and Wildlife and Caltrans. Both comments were that either there are no impacts, or that the mitigation measure included for drainage issues identified in 2001 by Caltrans were addressed in the project modification.

Staff is recommending that the Planning Commission adopt the Mitigated Negative declaration and Mitigation Monitoring Program.

### **Discussion**

The design guidelines cover many aspects of acceptable design features for new construction within the non-residential areas of the City. The current developed parts were reviewed in 2001. This is an addition to that site and for all intents and purposes needs very little review since the policy of Mount Shasta Design Guidelines focuses intensely on the primary buildings, and those that are prominently visible.



This review is for an accessory structure. It follows that it should be compatible with the existing development on site.

In this case the existing building was already subject to design review, and the proposed design package has the objective of matching in compatibility and appearance of the existing building. The proposed structure will not be readily visible from the front or Springhill Road

### **Materials**

Materials are primarily metal with some additional accents but primarily this is an accessory building. The Design guidelines, at page 19-20 mention that metal buildings can be utilized as primary structures in the employment Center zone but the guidelines are silent regarding the use of metal on accessory structures. Staff believes that the location of this building is also screened from view by the primary building and the enhanced landscaping (shade trees) and with the compatible color scheme the metal siding and materials will blend well with the primary structure and definitely meet the intent of the guidelines. In addition, this site lends itself more to certain aspects of Employment Center development.

### **Color**

Colors are proposed to compliment and match the existing color scheme. Terra cotta works well here.

### **Lighting**

No lighting is proposed

### **Conclusion**

The project's application submission is complete and relative to the application requirements, size and scope of project, and the needs of the process. This is an accessory structure meant to compliment the site. It is not readily visible from the Right Of Way and is screened by the existing building and the site screening is enhanced with the addition of shade trees. The materials are acceptable for an accessory structure out of view. The colors match the existing building and there is ample parking on site. There is no lighting proposed.

The project can be approved with the required findings below.

### **Required findings:**

1. The proposed building and site plan is consistent with the photographic examples of acceptable styles, elements, themes, materials, massing, detailing, landscaping, and relationships to street frontages and abutting properties examples shown in these guidelines.

Discussion: *Primary* structures can be made with these materials and styles in the EC zone (See guidelines Page 19-20) yet the structure proposed is an accessory building. The compatibility of the structure to the primary structure is a legitimate way to tie in the storage to the design and color of the primary building. The structure is mostly hidden from view and is set back substantially and in the far northeaster corner. Topography and the existing building act as adequate screening.

2. The design of the proposed building(s) or structure(s) includes universally acceptable wall materials, or alternative treatments for panelized or prefabricated structures, identified in the guidelines under Color and Material.

Discussion: The wall materials are metal. The discussion above touches upon the topography and screening that will be provided by the building. The metal building would be allowed in the EC zone (Formerly CM and M). While the material is not suitable for the primary structure in this zone, the screening and the fact that it is an accessory to the primary building yet not visible. Staff feels in this case the finding can be made that the materials are adequate for the type of building (accessory) and its placement on site virtually out of site.

3. Roof design includes appropriate detail to match the surrounding structures, do not create glare and are complimentary in color to the building.

Discussion: The photographic evidence shows that the rooflines for this project are compatible with the designs and appearance of the primary structure.

4. Design of the structures is sufficient to prevent vibrations or noise from sources internal to the structure from being detected at the property lines.

Discussion: This building will not contain any noise generating equipment nor will its use have any potential to generate noise with no power, no lighting.

5. Proposed color scheme is consistent with the preferences identified in the guidelines under "Color and Materials." Base color is a neutral color and the trim color accents or contrasts the base color.

Discussion: The colors match the trim color of the primary structure. The preferences identified include earthy subdued tones. Terra Cotta is a neutral tone.

6. The site plan demonstrates both motorized and non-motorized connectivity from the public right of way to the buildings and other site amenities.

Discussion: There are no changes to the existing and previously approved site plan that alter the on-site circulation. The placement of the structure replaces outdoor storage (AKA "Boneyard")

7. The proposed development is in conformity with the standards of the Land Development Code and other applicable ordinances insofar as the location and appearance of the building and structures are involved.

Discussion: The accessory structure is allowed in this zone and complies with the building code as permitted and its appearance compliments the existing building.

Conditions of Approval:

1. Project is constructed as shown in the attachments or as modified by the Planning Commission. Planner will confirm the design prior to issuing a building permit.
2. Prior to issuing a building permit, the applicant shall submit drainage calculations from a registered engineer that do the following:
  1. Demonstrate that there will be no increase in the peak run off from the property through drainage analysis and detention/retention design; or
  2. Demonstrate that the existing on-site or off-site facilities can accommodate the increase in peak demand.
3. The city's General plan has a policy for any development that happens to unearth Cultural Resources. The following is the standards mitigation if that were to occur:
  - A. In the event that historic era archeological resources are unearthed inadvertently, all work in the immediate vicinity of the discovery shall be stopped immediately and the lead agency shall be notified. An archeologist meeting the Secretary of interior's professional qualifications standards in historical archeology shall be retained to evaluate the find and recommend conservation measures. The conservation measures shall be implemented prior to reinitiating activities in the immediate vicinity of the discovery.
  - B. In the event that historic era archeological resources are unearthed inadvertently, all work in the immediate vicinity of the discovery shall be stopped immediately and the lead agency shall be notified. An archeologist meeting the Secretary of interior's professional qualifications standards in historical archeology shall be retained to evaluate the find and recommend conservation measures. The conservation measures shall be implemented prior to reinitiating of activities in the immediate vicinity of the discovery.
  - C. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, or architectural remains be encountered during development activities, work shall be suspended and the City Planning Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with an appropriate specialist (e.g., archaeologist or architectural historian).
  - D. The project proponent shall be required to implement mitigation necessary for the protection of cultural resources. The City and the project applicant shall consider mitigation recommendations presented by a qualified archeologist for any unanticipated discoveries. The City and the project applicant shall consult and agree upon implementation of measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.

- E. If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.
- F. The site and vicinity is too new geologically to support paleontological resources. However, Should any potentially unique paleontological resources (fossils) be encountered during development activities, work shall be suspended and the City Planning Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist. The project proponent shall be required to implement mitigation necessary for the protection of paleontological resources. The City and the project applicant shall consider the mitigation recommendations of the qualified paleontologist for unanticipated discoveries.
- G. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.

**Suggested motion:**

Move to adopt the Mitigated Negative Declaration and approve project 2012.07.

**ATTACHMENTS:**

- 1. Narrative of Project Description from Applicant**
- 2. Air Photo Existing Site**
- 3. Site Plan.**
- 4. Artists Rendering Showing Additional Trees to be Installed**
- 5. Artist rendering of site and 3 demensional elevations showing the structure as it may appear from ROW (more than one Page)**
- 6. Varous Building Elevations**
- 7. Applicants Narrative Demonstrating the consistency with Design Guidelines.**
- 8. Mitigated Negative Declaration.**

## ATTACHMENT 1

### PROJECT DESCRIPTION

Project Name: Storage Building Addition for Wholesale Solar  
Site Address: 3900 Springhill Drive, Mt. Shasta, California 96067  
Assessors Parcel #: 57-771-200  
Zoning: C-2 ("General Commercial")  
General Plan: Commercial Center designation

#### Description of proposed Project:

Wholesale Solar seeks to expand its business by adding a Storage Building for the solar systems it sells. This Project proposes the addition of a large, garage-like 34' x 146' building to the rear of the existing main store on its back side away from Springhill Drive. Additional landscaping is also proposed with shade trees to be added along the site frontage within the originally-designated landscaping area as shown on the Site Plan.

### SITE-SPECIFIC INFORMATION

EXISTING BUILDING AREA: **15,322 s.f.** gross floor area existing.  
 $(90' \times 76') + 66' \text{ (side)} \times 68' \text{ (front)} + (6' \times 12') + 40' \times 57' + 45' \times 36' 6'' \text{ (mezzanine)} = 6840 + 4488 + 72 + 2280 + 1642.5 = 15,322 \text{ s.f. gross floor area currently.}$   
Because no individual building exceeds 20,000 s.f. in area, this site is not restricted by City's "large scale development" standards. (Municipal Code § 18.70)

PROPOSED BUILDING ADDITION AREA: **4,964 s.f.** (34' x 146')

GROSS FLOOR AREA: **20,286 s.f. total** = 15,322 s.f. (existing) + 4,964 s.f. (proposed)

BUILDING FOOTPRINT: **18,644 s.f.** = 13,680 s.f. existing + 4,964 s.f. new building

LOT SIZE: **85,953 s.f.** area of lot (290.00' at rear and front x 296.39' north and south sides)

SITE COVERAGE: 100% lot coverage is allowed other than providing landscaping area of at least 5% of the parcel size.

MAXIMUM BUILDING HEIGHT: **18'-2" feet high** as designed; C-2 zoning allows a building height up to 45 feet maximum.

LANDSCAPING AREA: **4,500 s.f.** existing landscaping area along site frontage with some additional area to south of southern driveway.

Required area: **4,298 s.f.** ( $85,953 \text{ s.f. parcel size} \times 0.05 = 4,298 \text{ s.f.}$ )

Municipal Code § 18.70.080(G): all sites shall have at least five (5) percent landscaping. The original approval for Les Schwab Tire included about 4,500 s.f. of landscaping area along Springhill Drive. The addition of the proposed new storage building does not require additional landscaping be added to the site. This new building is not being

constructed atop existing landscaping. But since some of the original landscaping along the street frontage has not survived, this Project proposes the planting of additional shade trees along the western side of site near Springhill Drive for greater effective landscaping area, for beautification purposes and for cooler parking to lessen energy use and greenhouse gas emissions. See Site Plan.

### ZONING CONSISTENCY

#### PERMITTED USES:

C-2 zoning allows businesses within buildings selling heavy equipment. Solar panels and related devices are heavy equipment, and would be packed and stored within this building.

C-2 zoning also allows usual and customary uses that are accessory to the primary permitted use on this site, in this case, sales. Storage is an accessory use for nearly any business. Solar panels and related equipment are stored within the existing building. This Project allows Wholesale Solar to expand its operations here.

### SITE WORK

**SNOW STORAGE:** Snow storage will remain where it currently exists along the rear corners of the site, and mostly to the southeast corner. Because no new driveways are proposed, a greater area of snow storage is not needed.

#### PAVEMENT MODIFICATION:

A small amount of additional pavement will be added between the existing building and the new Storage Building to replace a graveled surface area and to reduce water quality impacts and sedimentation caused by vehicles driving on gravel. This area of additional pavement will be approximately 20 feet x 200 feet, or 4,000 sq. ft. It will be added directly east of the existing asphalt pavement east of the main building. The site itself was previously graded when Les Schwab Tire was constructed and will not require site grading for this Storage Building which will be built on a flat area of the site.

#### SITE DRAINAGE:

Les Schwab originally installed a subsurface retention basin to allow for storm water infiltration. That below-ground percolation system is located in the southwest corner of the front parking lot. This new Storage Building will create about 5,000 sq. ft. of additional impervious building area. The extra approximate 4,000 s.f of pavement will also reduce storm water infiltration into existing gravel surfaces somewhat even if made of pervious pavement materials. When the system was designed and built, pipe capacity and the infiltration basin were oversized for future improvements. New drainage calculation will be performed with the building application to determine if the system is adequate or if additional capacity is required.

**PARKING:** No changes since a new storage building will not increase parking requirement. The City has no standards for such storage

**UTILITIES:** This Project requires no public services because it is an appurtenant building merely for storage without electric power, lighting or plumbing.



ATTACHMENT 2

Spring Hill Dr

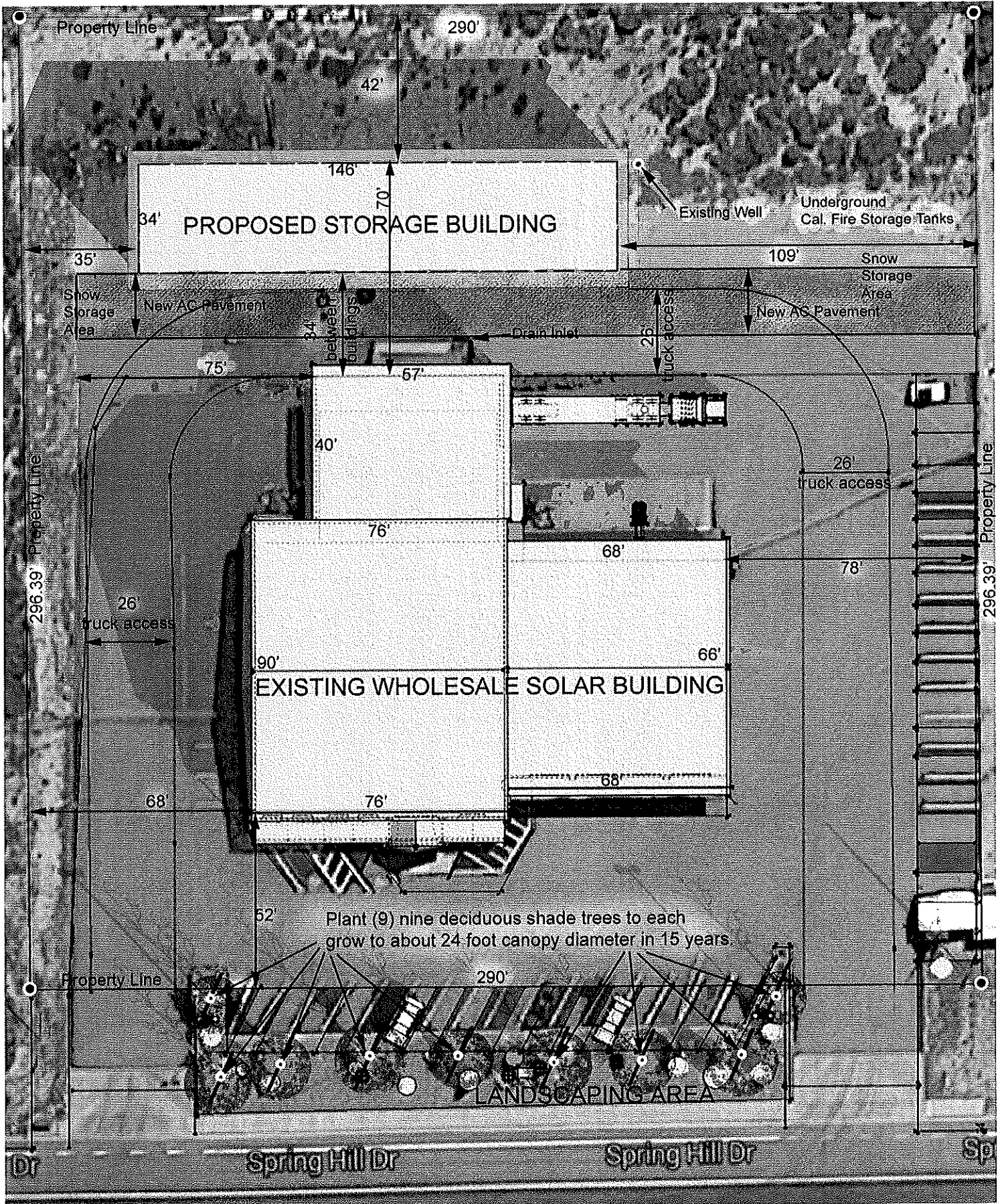
Spring Hill Dr

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# ATTACHMENT 3



## CONCEPTUAL SITE PLAN

Wholesale Solar Storage Building Addition

March 1, 2016

Scale: 1" = 40 feet





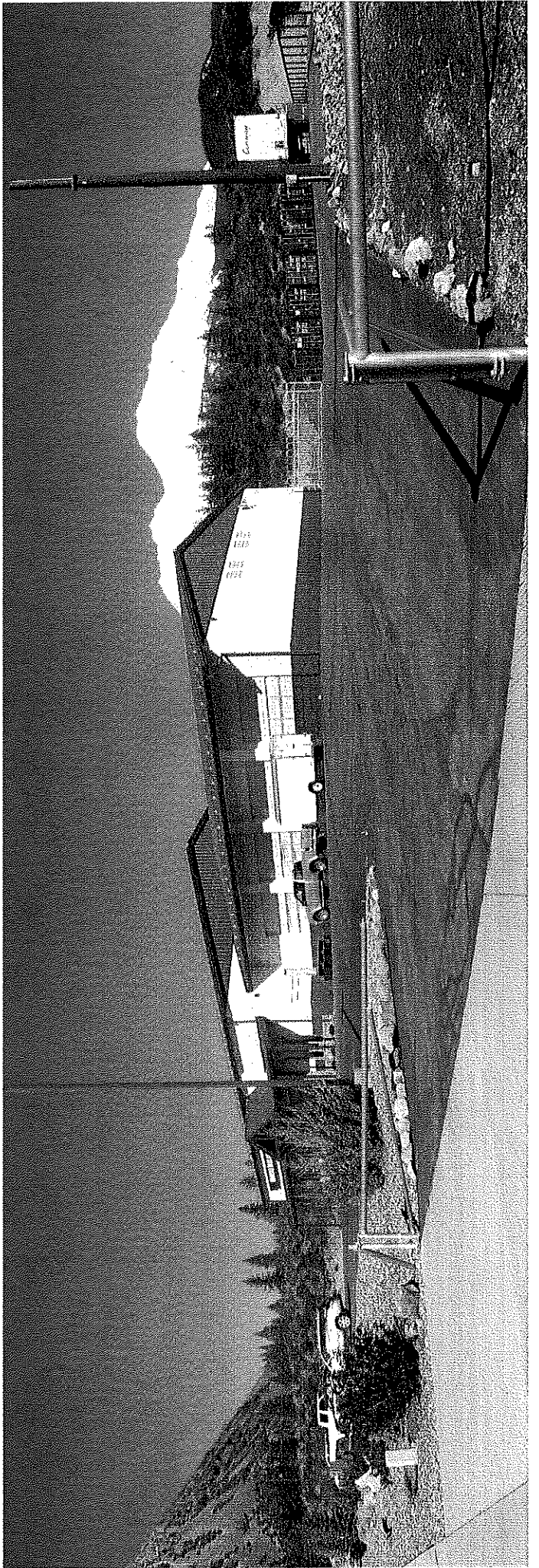
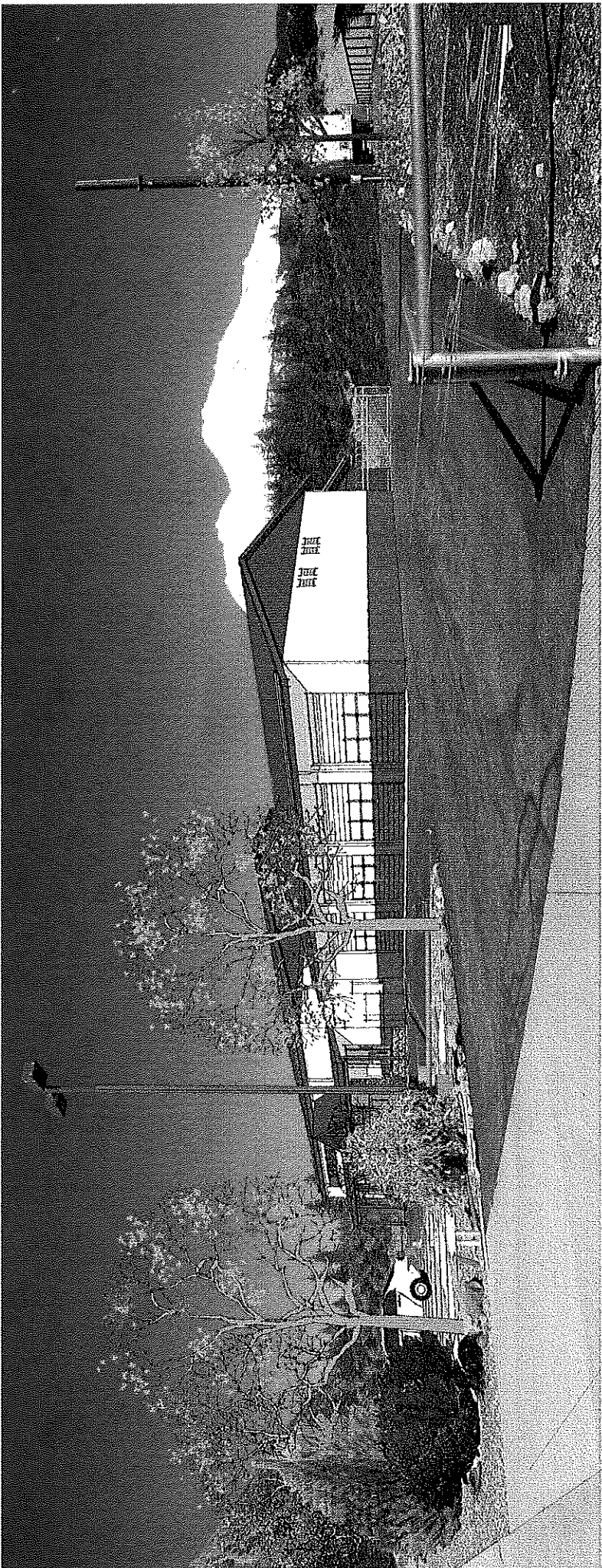
ATTACHMENT 4 (3 SHEETS)





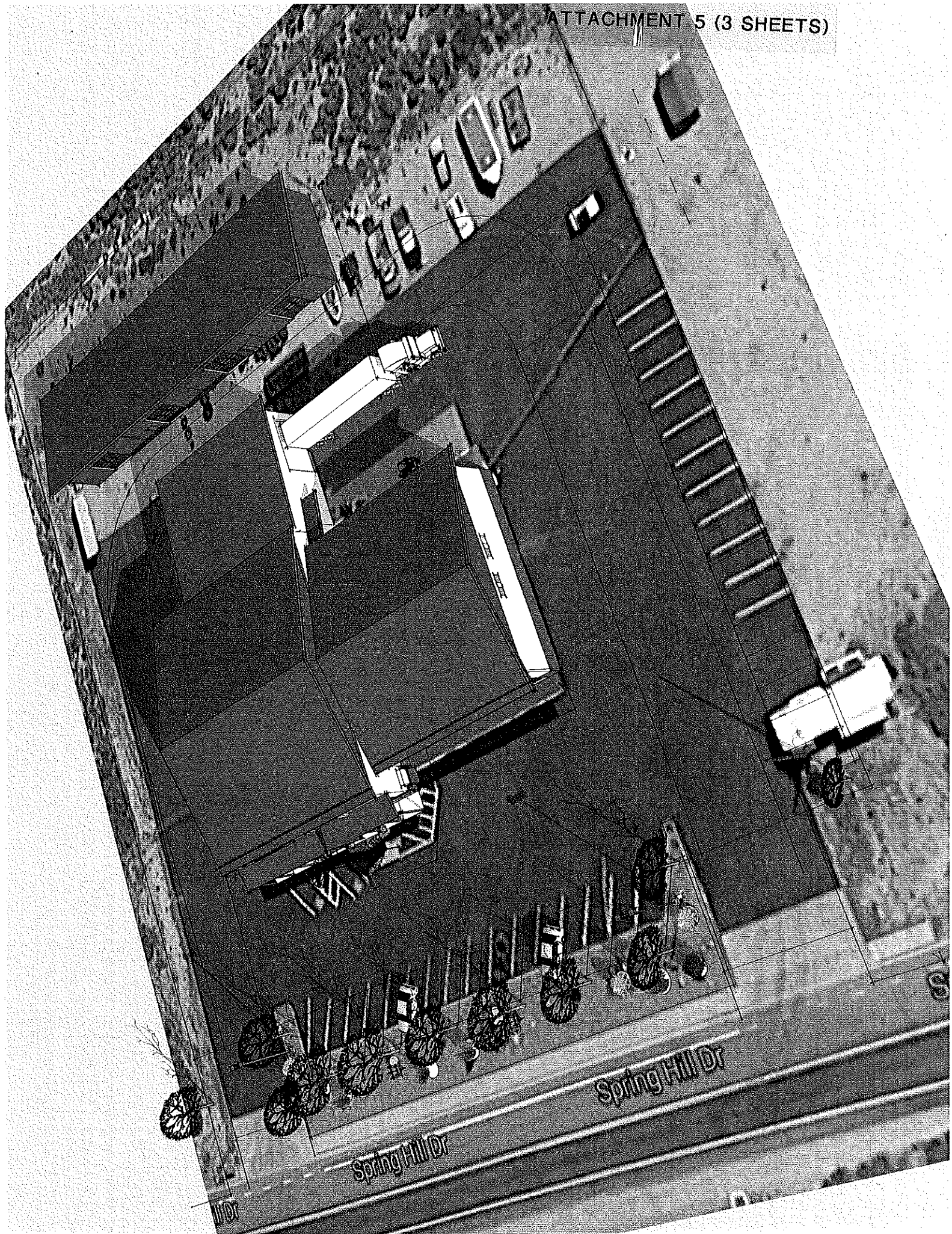




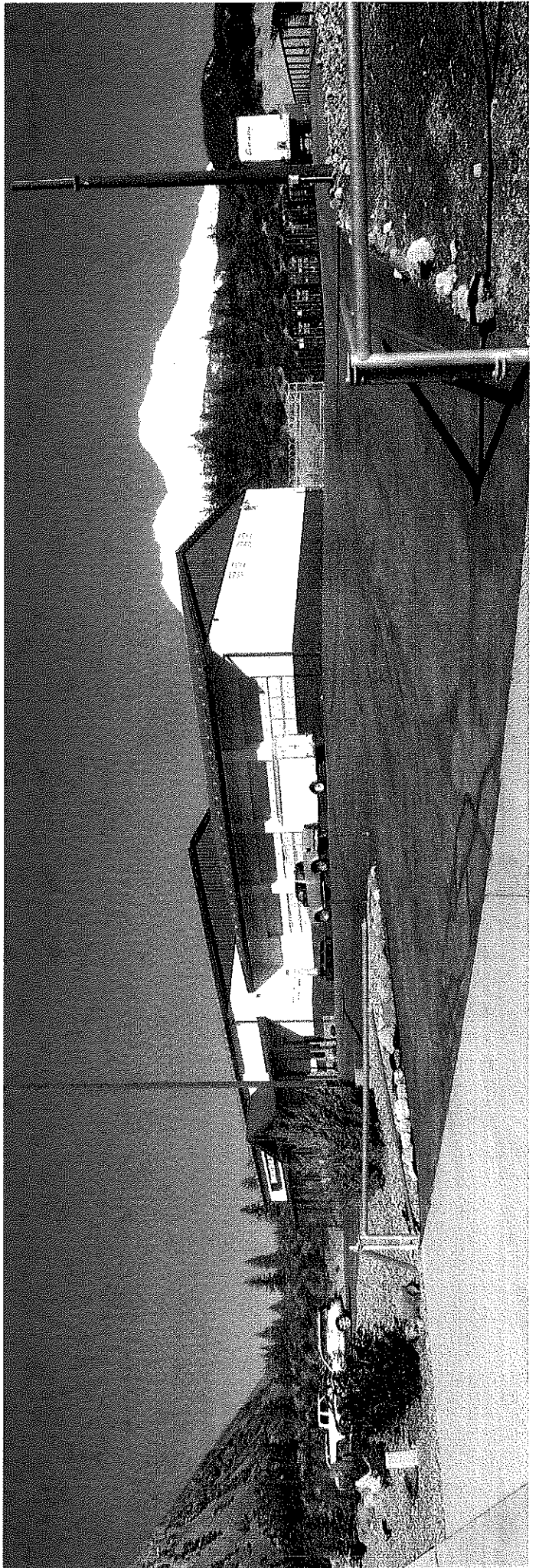
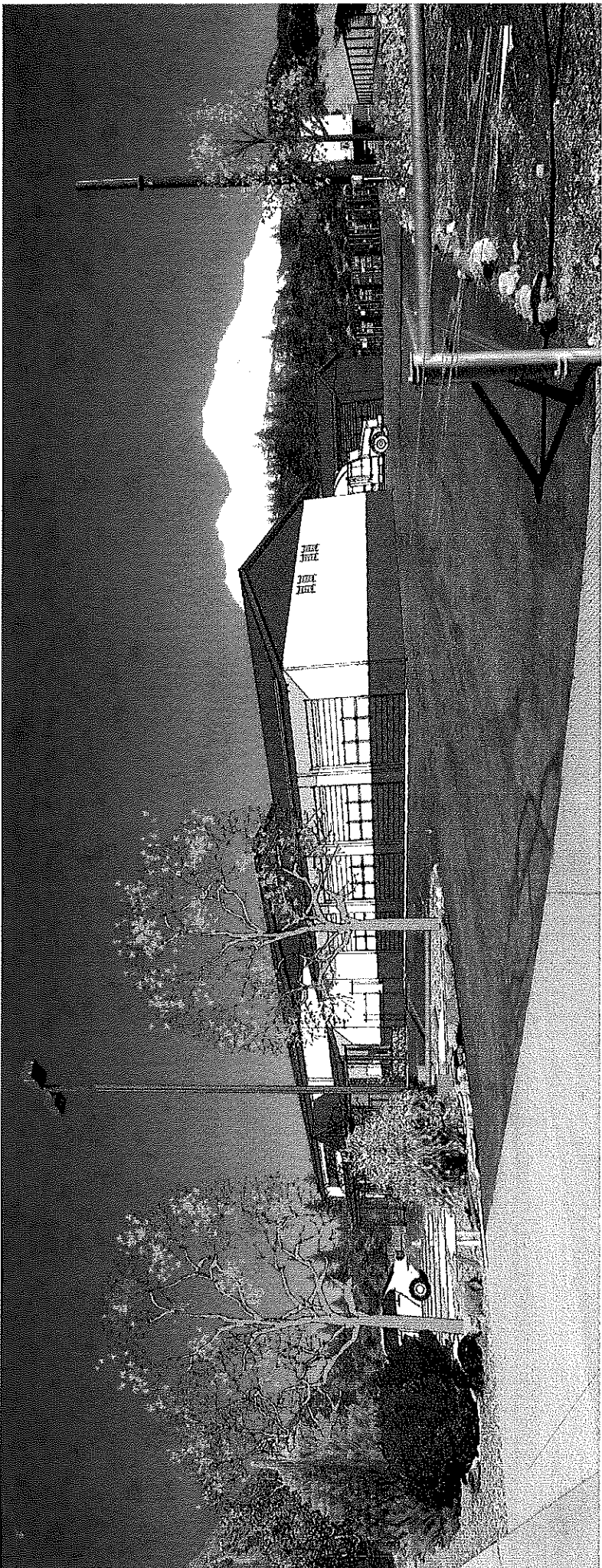




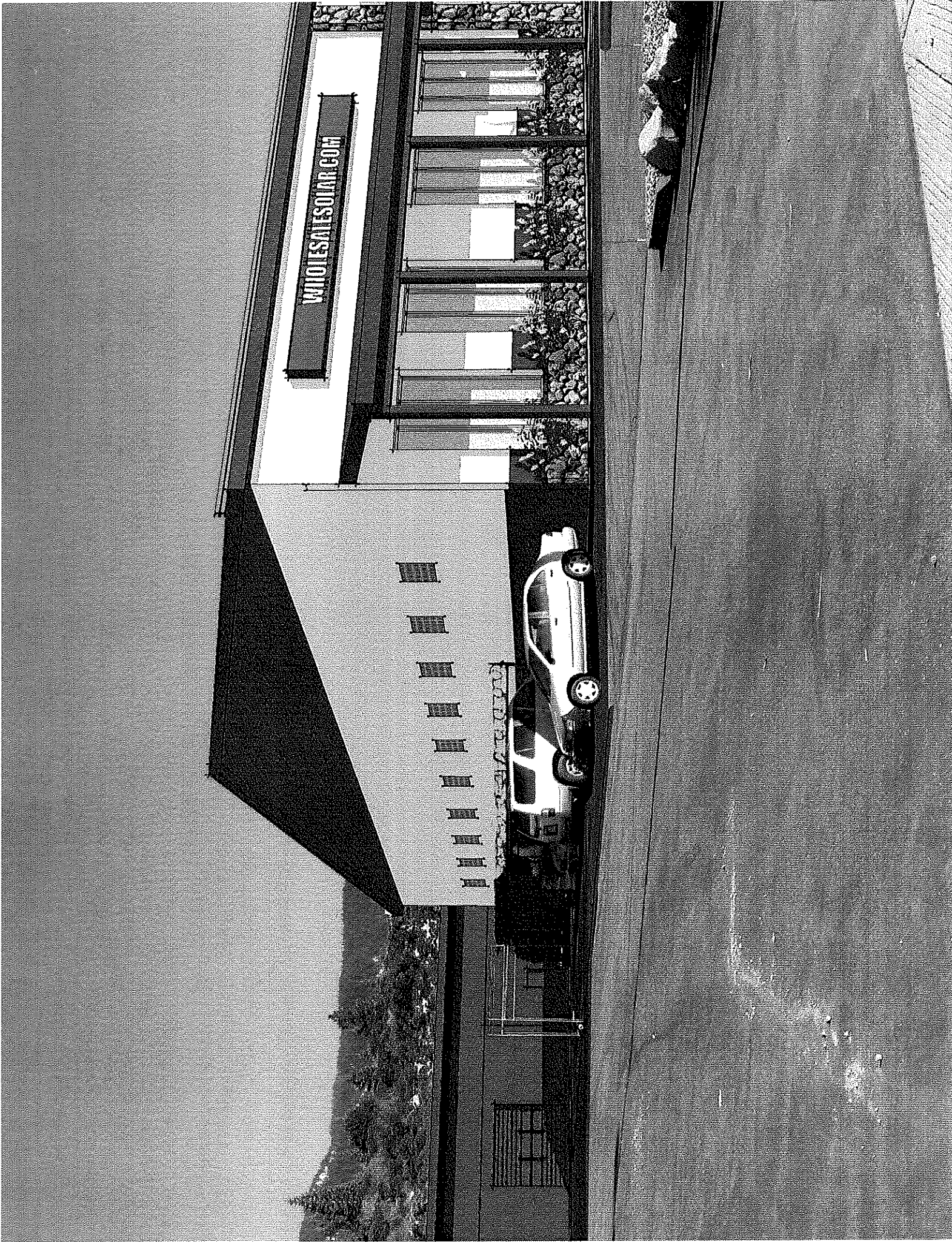








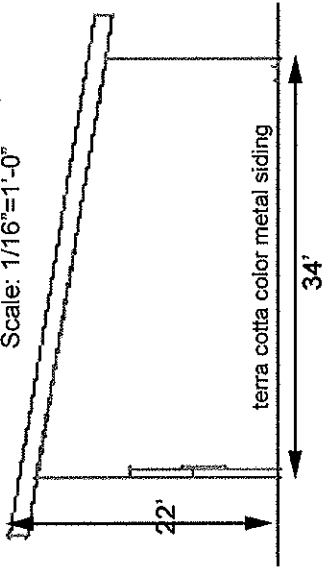






SOUTH ELEVATION

Scale: 1/16"=1'-0"

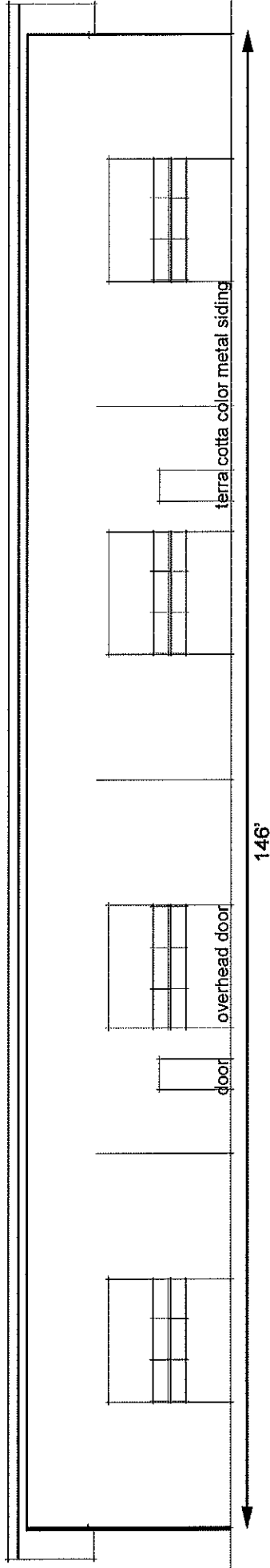


Storage Building for Wholesale Solar

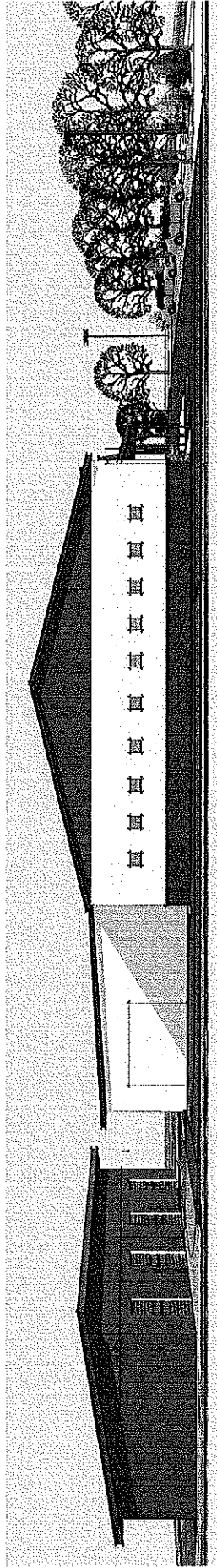
BUILDING ELEVATIONS

March 1, 2016

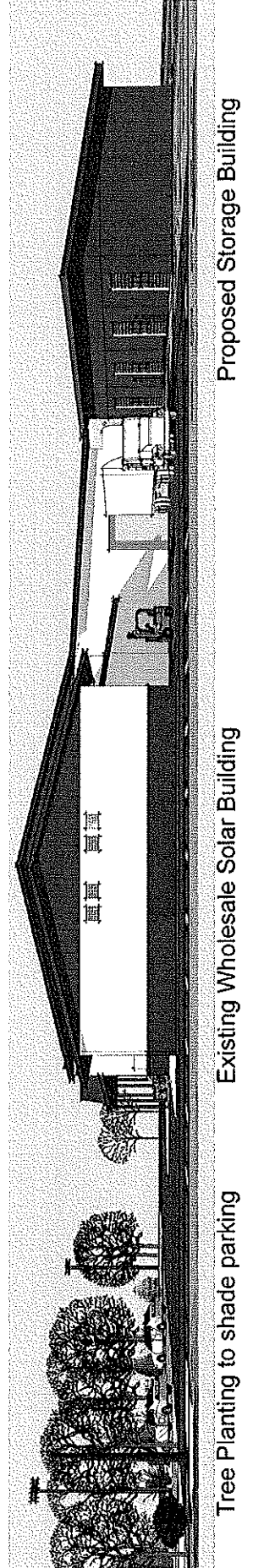
WEST ELEVATION Scale: 1/16"=1'-0"



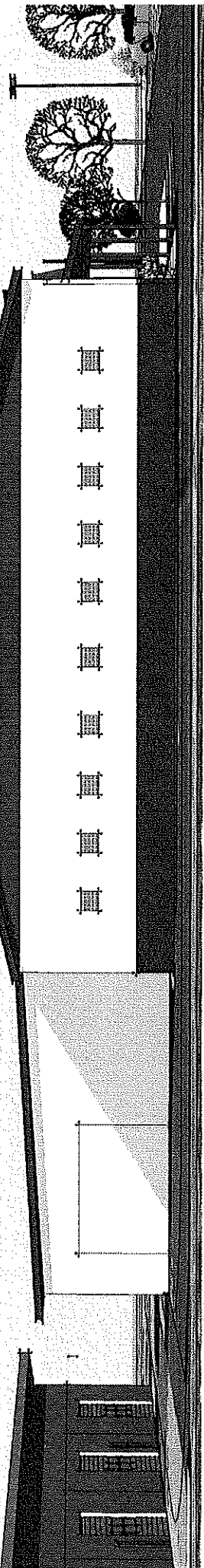
NORTH ELEVATION (Storage Building's North Elevation is not visible from public roads due to topography)

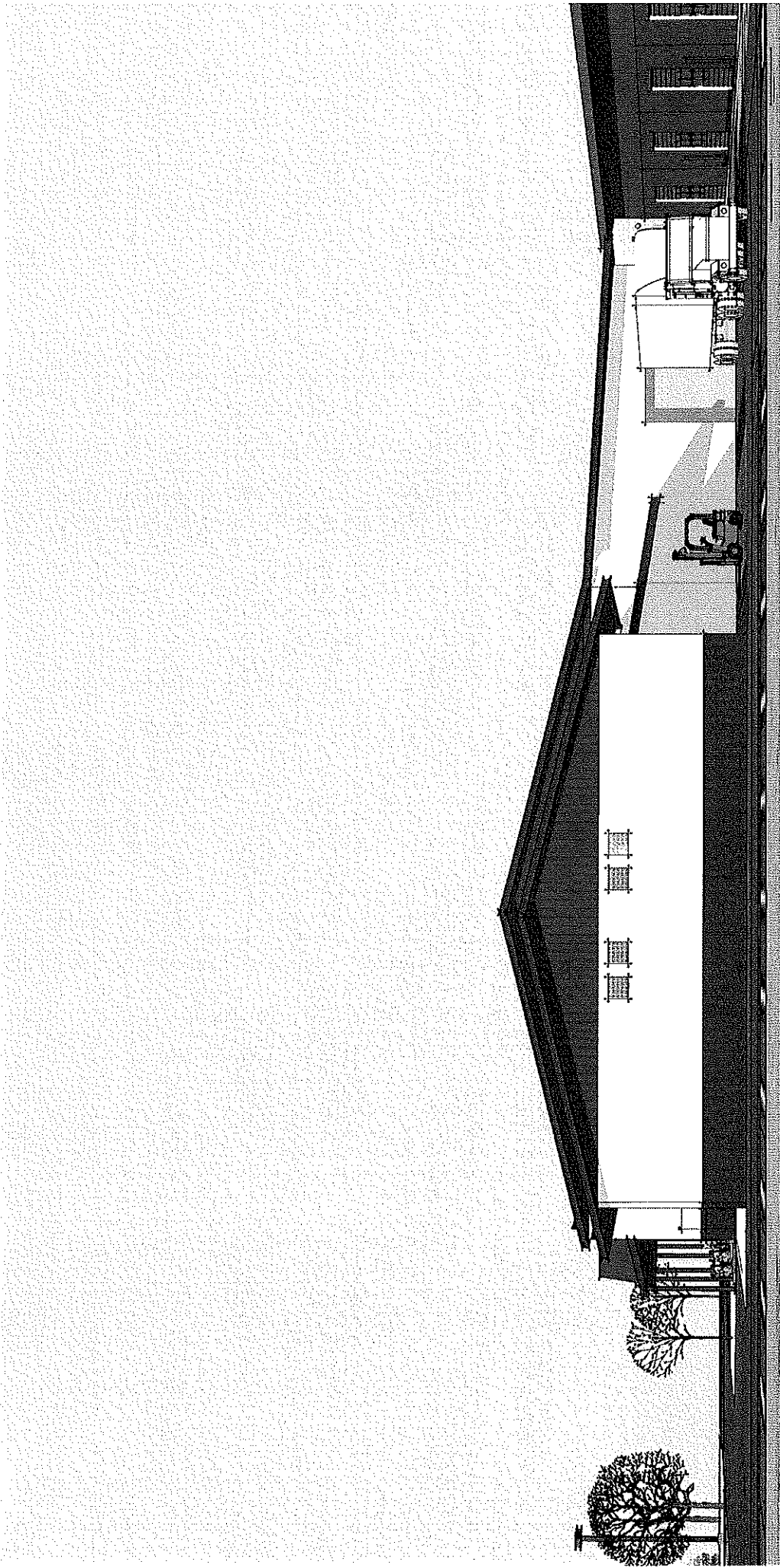


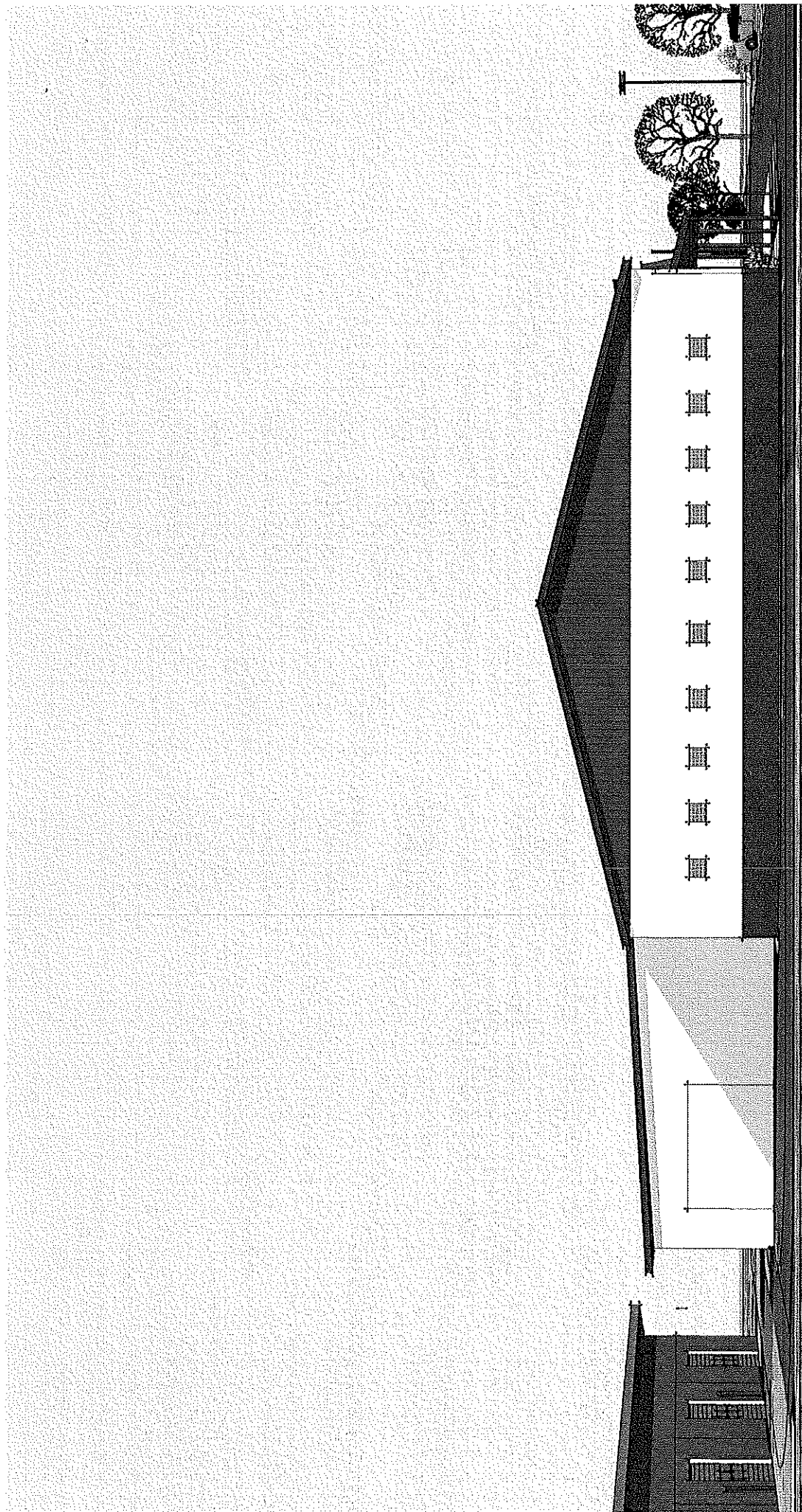
SOUTH ELEVATION











## ATTACHMENT 7

Application for Design Review – Wholesale Solar Storage Building Addition – Draft 3/1/16

### ARCHITECTURAL DESIGN REVIEW COMPLIANCE

**LIGHTING OR SIGNAGE:** No lighting nor signage would be added to this Storage Building. However, the existing building was formerly constructed by Les Schwab Tires. Though not a part of this architectural review application, the existing building has been remodeled with replacements using more energy-efficient interior lighting. Exterior lighting has also been revised with fixture replacements for full cutoff, downward facing LED fixtures to lessen nighttime glare, light trespass and sky glow pollution.

**DESIGN:** This Storage Building is designed simply to echo the shape, roof slope and overhangs of the main building that exists on this site. This Storage Building will be placed behind the building for lower public visibility. The route and width of the existing truck circulation driveway behind the main building will be maintained because Wholesale Solar uses large trucks for its shipments.

**BUILDING COLOR:** Terra Cotta color painted surfaces of walls and roof will be used to match the terra cotta color on the main building. (See color samples provided with application). The roof color also is "terra cotta" and will match the existing building's roof color.

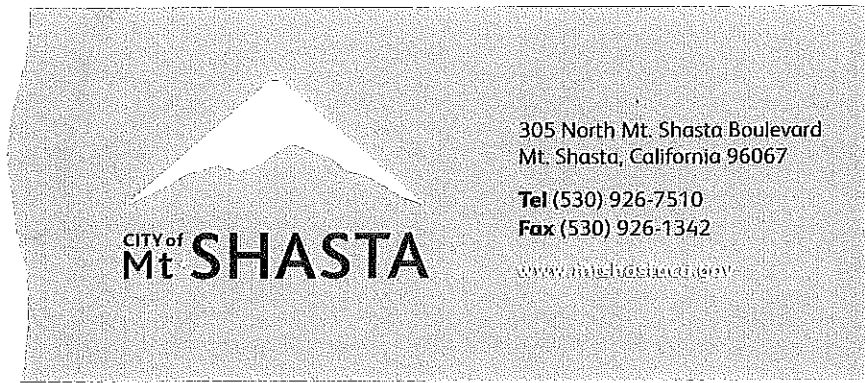
**EXTERIOR MATERIALS:** This Storage Building is an accessory building that is proposed to be made of pre-fabricated, painted metal. The City's Architectural Guidelines, pages 19 – 20, allow a *principle* or main building to be constructed of pre-fabricated metal only on C-M (controlled manufacturing) or M (industrial) zoned land. The Guidelines however do not limit what *accessory* buildings like this can be made of when located in other zones.

This Storage Building will not be readily visible to the public. Where located behind the main building that Wholesale Solar now occupies, this accessory Storage Building will not be visible from Interstate-5 due to the limited public viewpoints along I-5 where this site can be viewed. (See photos) Its views from Springhill Drive would be greatly limited just to a short distance and angle of view at Wholesale Solar's northern driveway because of the main building's size and location to the southwest, and because of the shielding effect of the raised terrain to the northwest.

This Project also proposes adding additional shade trees in a detailed landscaping plan to accent the new Storage Building as well as the existing Wholesale Solar building.







**Notice of Availability and Public Hearing  
Mt. Shasta Planning Commission**

March 15, 2016

NOTICE IS HEREBY GIVEN that the Mt. Shasta Planning Commission will conduct the following hearing at a regularly scheduled meeting on Tuesday, April 19, 2016, at the hour of 6:00 p.m. within the Council Chambers of the Mt. Shasta Community Center, 629 Alder Street, Mt. Shasta, California.

**Project No. 2016.20 Addition of 5,000 Square Foot Storage to Existing Business. 3900 Springhill Drive.**

**This project is the addition of a 4,964 square foot accessory building for the purpose of additional storage at an existing commercial site. The existing buildings and site were subject to a Design Review and Mitigated Negative Declaration in November 2001. The project was approved along with the mitigated negative declaration. The mitigation measures adopted in the 2001 Mitigated Negative Declaration were included as conditions of approval for the project.**

Initial environmental review of the above project has not identified significant environmental impacts that cannot be mitigated and anticipates the adoption of a **Mitigated Negative Declaration** on the project. The project files are available for public review and interested persons are invited to review the files at the Mt. Shasta Planning Department. The **Mitigated Negative Declaration** is available for public review from March 15, 2016, to April 13, 2016. Written comments should be sent to the attention of Keith McKinley, Interim City Planner, at 305 No. Mt. Shasta Blvd, Mt. Shasta, California 96067.

Should any person challenge either the environmental determination or the project proposal in court, that person may be limited to raising only those issues raised at the public hearing or in written correspondence delivered to City Hall at or prior to the public hearing. For further information regarding the above project, please contact Keith McKinley, Interim City Planner, City of Mt. Shasta, at the address listed above or by telephoning (530) 926-7510.

A handwritten signature in black ink, appearing to read "KM", is written over a horizontal line.

Keith McKinley, Interim City Planner



## Environmental Initial Study

1. **Project Title:** Storage Building Wholesale Solar.
2. **Project Proponent:** Chris Marrone  
PO Box 156  
Mt. Shasta, CA. 96067
3. **Lead Agency Name and Address:** City of Mt. Shasta  
305 North Mt. Shasta Boulevard  
Mt. Shasta, CA 96067  
530/926-7510
4. **Lead Agency Contact Person:** Keith McKinley, Interim City Planner. (530) 926-7510
5. **Project Location & APN:** T40N, R4W. APN 057-771-200
6. **General Plan Designation:** Commercial Center
7. **Zoning:** C-2
8. **Summary of Proposed Project:** (See also Design Review and construction of 5,000 sq foot storage  
Section 13 for detail of project description) building at rear of parcel behind existing business
9. **Surrounding Land Uses and Setting:** Vacant Commercially zoned property and Employment  
Center property.
10. **Other agencies whose approval is required:** N/A

### 11. Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Land Use and Planning  | <input type="checkbox"/> Transportation/Circulation         | <input type="checkbox"/> Public Services               |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Geological Problems    | <input type="checkbox"/> Energy and Mineral Resources       | <input type="checkbox"/> Aesthetics                    |
| <input checked="" type="checkbox"/> Water       | <input type="checkbox"/> Hazards                            | <input type="checkbox"/> Cultural Resources            |
| <input type="checkbox"/> Air Quality            | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Recreation                    |
|   | <input type="checkbox"/> Mandatory Findings of Significance |  |

## 12. CEQA Determination

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or “potentially significant unless mitigated.” An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment., there WILL NOT be a significant effect in this case because all potentially significant effects a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

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Signature

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Date

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Printed Name

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For

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Interim City Planner  
Title

### 13. Project Description

This project is the addition of a 4,964 square foot accessory building for the purpose of additional storage at an existing commercial site. The existing buildings and site were subject to a Design Review and Mitigated Negative Declaration in November 2001 (Project 2001.56). The project was approved along with the mitigated negative declaration. The mitigation measures adopted in the 2001 Mitigated Negative Declaration were included as conditions of approval for the project.

In addition to the storage structure, the project includes enhancing the existing landscaping. The additional landscaping will serve various objectives. The additional landscaping is not a requirement for the project however the applicant is proposing landscaping to enhance the current site design, and to provide screening for the existing and proposed buildings.

The 2001 project was a 15, 322 full service tire shop. The tire shop closed and the new owner has upgraded many aspects of the original building and it is currently used as the site of Wholesale Solar, Inc. Wholesale Solar uses the site as sales and administrative offices with storage of inventory.

The project is in the area of the City known as the Springhill Road Area. This area is mostly undeveloped and is mostly undeveloped. The site is located on the small strip of C-1 zoned land placed in the large area of lands zone Employment Center.

The previous project was reviewed and approved in 2001 for Design Review and a Mitigated Negative Declaration was adopted. The Mitigated Negative Declaration is hereby incorporated by reference.

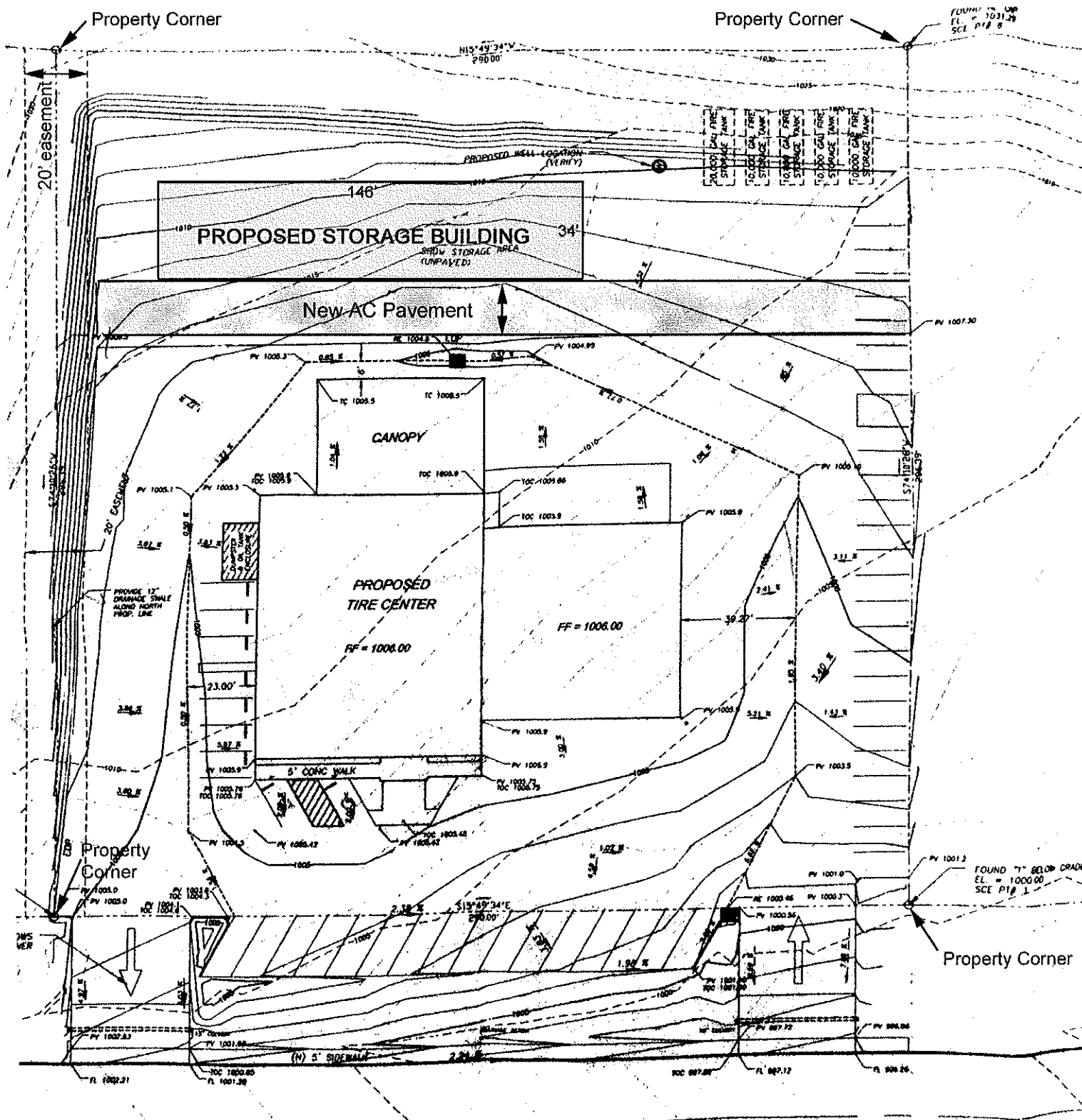
The potentially significant impacts identified in the previous document were addressed thru adopted mitigation measures. This document will tier off of the 2001 Mitigated Negative Declaration and provide analysis on the potential for new impacts of applicable sections.

The site and design of the existing structure will remain the same. The storage structure will be placed in the rear of the existing building where currently there is outdoor storage of various items. The addition of the new storage building will result in an additional 4,964 square feet of building and \_\_ sq feet of pavement totaling project will result in approximately an additional 9,000- square feet of impervious surfaces that will divert storm-water run-off. The project design at the time of the Building Permit included a designed system to accommodate more than the site run-off at the time.

The construction of a 4,964 building on a commercial site requires a design review pursuant to Chapter 18.60 of the Municipal Code. Design Guidelines were adopted to provide requirements for building design, materials, paint approach and site design.

The project is consistent with the design guidelines which were adopted to mitigate for aesthetic impacts of new commercial, industrial and multi-family residential development within the city.



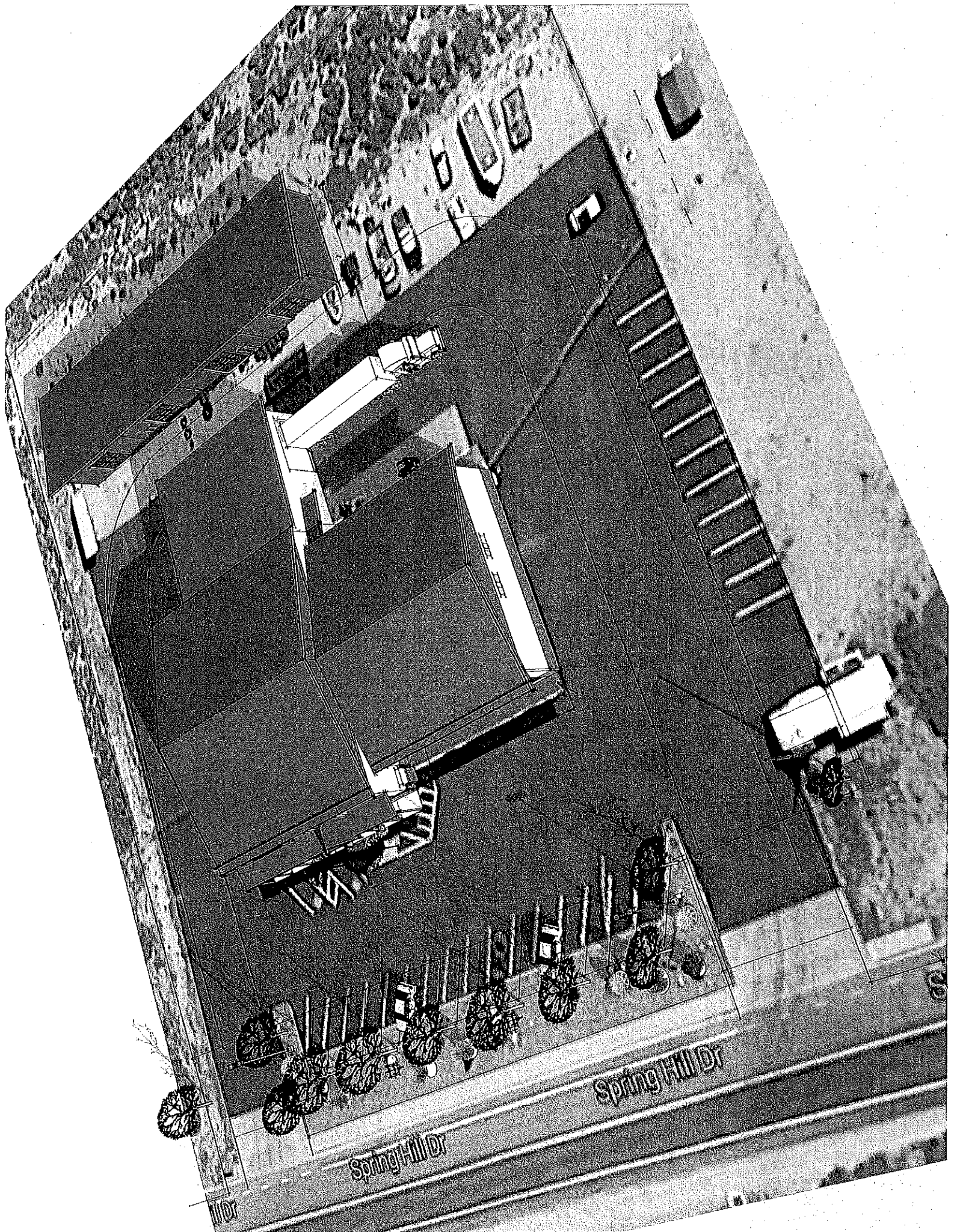


March 1, 2016

Wholesale Solar Storage Building Addition

# TOPOGRAPHIC PLAN

Engineering data from 2001 prior to actual construction for former landowner with Les Schwab Tires





**Evaluation of Environmental Impacts:**

Each of the questions in the checklist was reviewed for the proposed project. All phases of the project are reviewed: approval, construction and operation. The following explains the methodology for the responses in the checklist.

- 1) A brief explanation is provided for all answers except “No Impact” answers. No impact answers are supported by the information sources cited in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer is explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis). The “No Impact” answer may also be explained through reference to the project itself. (e.g. the project involves the extension of utilities within a road right-of-way and will not affect previously undisturbed lands.)
- 2) All answers take into account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required. The test for significance for a specific impact is based on **Appendix G Significant Effects** of the California Environmental Quality Act Guidelines. In some cases the test for significance is based on community standards adopted in a General or Specific Plan, ordinance, resolution or other instrument of the community. When these standards are applied they will be referenced in the appropriate section of the checklist.
- 4) “Potentially Significant Unless Mitigated Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The mitigation measure is described, and a brief explanation of how the measure(s) will reduce the impact to a less than significant level is provided. Occasionally, federal, state and city standards may be referenced or listed as mitigation. The listing of a specific section of federal or state law or the municipal code, does not excuse the project from the remainder of the applicable law or codes.
- 5) Earlier environmental analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. CEQA §15063(c)(3)(D). Any earlier analyses referenced in this initial study are discussed in at the end of the checklist.
- 6) All references to a previously prepared or outside document will include a reference to the page or pages where the statement is substantiated.

**14. Impact Discussion (Environmental Checklist)**

Please refer to Figures 1 through 4 regarding each area. The following checklist is based on Appendix I from the 1999 version of the California Environmental Quality Act. The City reserves the right to modify the checklist to meet local needs.

Environmental Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS.</b> Would the project:				
a) <i>Have a substantial adverse effect on a scenic vista?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Substantially degrade the existing visual character or quality of the site and its surroundings?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Overview

This project is to perform a design review pursuant to chapter 18.60 of the municipal Code. It follows that by applying the standards for design and aesthetic of the project, that the project will not have an impact to scenic resources. The storage building is proposed with no additional lighting.

#### Discussion of Checklist Answers:

- (a) The City has not identified any official Scenic Vistas. While there are good views of Mount Shasta in this part of the City, the project site has been developed with a 15,322 square foot building and parking lot, and the proposed storage building is to be located in the rear of the lot behind the existing structure and has a total height less than the primary structure. Not applicable.
- (b) See (a) above. The segment of Interstate 5 is eligible for Scenic Highway designation, but it is not considered part of the Scenic Highway system. Not applicable.
- (c) The project is sited to be installed at the rear of a large property that includes a 18,644 square foot building. The portion of the property the project is located is approximately 250 feet from the public right of way and obscured from view due to the existing building.
- (d) The project is not proposing to install additional lighting.

#### Conclusion

There are no significant impacts to scenic resources as a result of this project therefore no mitigations are necessary.

Environmental Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>II. AGRICULTURE RESOURCES. Would the project:</b>				
a) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Conflict with existing zoning for agricultural use, or a Williamson Act contract?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 
- (a) No designated agricultural lands are located within the existing city limits (2).  
 (b) See (a) above. There are no Williamson Act contracts within the City limits.  
 (c) See (a) above.

#### Conclusions Relating to Agricultural Resources

Since there are no designated agricultural lands within the city limits, the impact is not significant.

Environmental Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY.</b> Would the project:				
a) <i>Conflict with or obstruct implementation of the applicable air quality plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Expose sensitive receptors to substantial pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Create objectionable odors affecting a substantial number of people?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Checklist Answers:**

- a) Siskiyou County is part of the Northeast Plateau Air Basin. The Basin currently has no air quality plans by which jurisdictions within must abide.
- b) The project area is located within the Northeast Plateau Air Basin. This area is administered by the Siskiyou County Air Pollution Control District (APCD). Siskiyou County is in attainment of national and state air quality standards and for all criteria pollutants except 8-hour ozone, and criteria or program is in place to implement. . Construction of an additional storage facility on site does not reach a threshold that would result in an
- c) Please refer to b) above. PM<sub>10</sub> emissions could be expected from construction of new homes or structures, and would end when the construction work is completed. There would be no long-term additions to the PM<sub>10</sub> ambient levels in the area.
- d) and e) The air quality in the area is expected to remain consistent with the existing levels due to the established development in the immediate area. The impacts are less than significant, therefore **no mitigation is necessary**.

**Conclusions Related to Air Quality**

**No impacts will occur as a result of this project. The project is minor construction of a storage structure.**

Environmental Issues

Potentially  
Significant  
Impact

Potentially  
Significant  
Unless  
Mitigation  
Incorporated

Less Than  
Significant  
Impact

No  
Impact

**IV. BIOLOGICAL RESOURCES.** Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Checklist Answers:**

**Overview**

The site has been disturbed and graded for the completion of the existing business site. The use at the rear of the site, where the structure is proposed, is currently used as outdoor storage. The outdoor storage is atop of areas that were cut and graded during previous construction. No biological resources are present.



Environmental Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? (1,2,)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? (1,2,)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? (1,2, Figure 2 report by Forest Service Archeologists)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (1,2,)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion of Checklist Answers:

Any construction has the potential to uncover potential archeological resources.

The city's General plan has a policy for any development that happens to unearth such resources. The following is the standards mitigation if that were to occur:

1. In the event that historic era archeological resources are unearthed inadvertently, all work in the immediate vicinity of the discovery shall be stopped immediately and the lead agency shall be notified. An archeologist meeting the Secretary of interior's professional qualifications standards in historical archeology shall be retained to evaluate the find and recommend conservation measures. The conservation measures shall be implemented prior to reinitiating activities in the immediate vicinity of the discovery.
2. In the event that historic era archeological resources are unearthed inadvertently, all work in the immediate vicinity of the discovery shall be stopped immediately and the lead agency shall be notified. An archeologist meeting the Secretary of interior's professional qualifications standards in historical archeology shall be retained to evaluate the find and recommend conservation measures. The conservation measures shall be implemented prior to reinitiating of activities in the immediate vicinity of the discovery.
3. Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, or architectural remains be encountered during development activities, work shall be suspended and the City Planning Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with an appropriate specialist (e.g., archaeologist or architectural historian).

The project proponent shall be required to implement mitigation necessary for the protection of cultural resources. The City and the project applicant shall consider mitigation recommendations presented by a qualified archeologist for any unanticipated discoveries. The City and the project applicant shall consult and agree upon implementation of measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.

4. If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

5. The site and vicinity is too new geologically to support paleontological resources. However, Should any potentially unique paleontological resources (fossils) be encountered during development activities, work shall be suspended and the City Planning Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist. The project proponent shall be required to implement mitigation necessary for the protection of paleontological resources. The City and the project applicant shall consider the mitigation recommendations of the qualified paleontologist for unanticipated discoveries.

The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.

Environmental Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS.</b> Would the project:				
a) <i>Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:</i>				
i) <i>Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) <i>Strong seismic ground shaking?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) <i>Seismic-related ground failure, including liquefaction?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) <i>Landslides?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Result in substantial soil erosion or the loss of topsoil?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Discussion of Checklist Answers:

- a) i) There are no known active or potentially active faults within the City limits. A north-south trending fault runs through the top of Mount Shasta. However, mapping undertaken during preparation of the Siskiyou County General Plan revealed no geologic hazards east of Interstate 5 – where most of the city is located.
- ii) The City, along with all of Siskiyou County, is located in what is formerly known in the Uniform Building Code (UBC) Seismic Zone “3”. This indicates that the area is subject to earthquakes that may cause minor to moderate structural damage. Earthquakes centered about 20 miles east of Mt. Shasta were recorded in 1978 with Richter magnitudes of 4.0 to 4.6. However, an earthquake history compiled for the Seismic Safety and Safety Element of the Siskiyou County General Plan indicated that over a 120-year period, no deaths related to earthquakes have been recorded, and reported building damage has never been more than “minor.” With construction pursuant to the California Building Code, this impact is considered less than significant.
- iii) The California Division of Mines and Geology has identified soils in the Mt. Shasta area that may be subject to liquefaction as a result of seismic activity. Soils underlain with glacial out-wash deposits consisting of loose sands, silty sands and gravel sand may be subject to the condition. The impact is less than significant.
- iv) The U.S. Geological Survey study indicates that some of the Mt. Shasta area lies within Mudflow Hazard Zone “B”. Zone “B” indicates areas where future mudflows are possible. The remainder of the Mt. Shasta area lies within Mudflow Hazard Zone “C.” This site is within Mudflow Hazard Zone C.

- b) In order to develop the site in the future, it is probable that portions of the site will need to be graded or filled. This site has been disturbed and little of the original soil strata exists. However, The *Soil Survey for Siskiyou County* has identified the probable soils at this site as Diyou Loam, peat substratum. These soils are characterized as “very deep, somewhat poorly drained” The soil survey indicates soils are suitable for “cultivated crops, pasture, rangeland and homesite development” (from p. 33 of *Soil Survey of Siskiyou County*). In addition, the Soil survey indicates that the potential for erosion is low.
- c) See (a) and (b) above. The U.S. Geological Survey study indicates that some of the Mt. Shasta area lies within Mudflow Hazard Zone "B". The remainder of the Mt. Shasta area lies within Mudflow Hazard Zone "C". The City's General Plan identifies the entire City as being subject to volcanic flows. The surrounding properties are developed, thus impossible to say that this project is a significant impact on the environment due to volcanic flows. This can't rise to a significant impact.
- d) See (b) above. These soils are not expansive (see b above).
- e) The project will be required to connect to City of Mt. Shasta utility services.

**Conclusions Related to Geology and Soils**

All impacts to Geology and Soils were shown to be less than significant.

Environmental Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. GREEN HOUSE GAS EMISSIONS.</b> Would the project:				
a) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) The project is construction of a 5,000 square feet storage building. The operation of storage will not generate perceptible gases once completed. Construction of the project and the site improvements will require some uses of vehicles but so typical of usual construction that there is no increased emissions and the activity will be of short duration.
- b) No plan has been adopted in Siskiyou County, nor the City of Mt. Shasta.



Environmental Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>				
a) <i>Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code ' 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Overview

No impact. The construction of the project, or the location of a storage building at the site, will pose no new impacts to exposure to hazardous materials to anyone or increase material on site. There are no existing materials nor will there be after construction.

Environmental Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
a) <i>Violate any water quality standards or waste discharge requirements?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Otherwise substantially degrade water quality?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project will add more impervious surfaces to the site. In the Mitigated Negative Declaration for the original project, mitigation measures were adopted to address the potential for increased run-off. The result was a drainage system consisting of A downstream basin near the point where flows exit the site. Detention basins were designed to capture flows proportional to the areas being drained to mitigate impacts from storms of varying intensity as directed by the City Engineer. In this case there will be an additional 9000 square feet of impervious surfaces (5000 from building, 4000 pavement). This could result in an increase of storm-water run-off at rain event periods. The original project mitigation required an oil and water separator to be installed at the downstream end of the storm drainage system before it enters into the City system. This location is served by the city sewer system. The existing project was required to retain the storm-water on site, and develop a method for treating the discharge from the storm-water basin. These mitigation measures were developed in response to previous proposals where California Dept of Transportation provided comments that Caltrans District 2 has identified the area for drainage constraints. The Department indicated that increased impermeable surfaces could significantly impact highway drainage facilities at this location. It was their request that at time of development, a drainage analysis be provided for their review as the existing Caltrans drainage facilities in this area currently operate at or near peak capacity. Prior to obtaining building permits, the owners at that time submitted the requested studies and a sub surface retention system with oil and water separators was designed and installed. Thus, the mitigation

measure was satisfied.

**Mitigation:**

The new project will increase the amount of run-off entering into the original designed system. In order to determine the slight increase can be handled by the existing systems, the applicant will submit a drainage study that demonstrate the following:

1. Demonstrate that there will be no increase in the peak run off from the property through drainage analysis and detention/retention design; or
2. Demonstrate that the existing on-site or off-site facilities can accommodate the increase in peak demand.

Environmental Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. LAND USE AND PLANNING. Would the project:</b>				
<i>a) Physically divide an established community?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>a) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Conclusions Related to Land Use and Planning

The property is zoned for this use and that is consistent with the general plan. No impact.

Environmental Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. MINERAL RESOURCES.</b> Would the project:				
a) <i>Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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There are no mineral resources at this site.



Environmental Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. NOISE.</b> Would the project:				
a) <i>Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Conclusions Related to Noise

The construction and design of this project is consistent with General Plan noise Policy. No new noise receptors will occupy the new structure for it is for the purpose of storage.

Environmental Issues

Potentially  
Significant  
Impact

Potentially  
Significant  
Unless  
Mitigation  
Incorporated

Less Than  
Significant  
Impact

No  
Impact

**XIII. POPULATION AND HOUSING.** Would the project:

- a) *Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?*
- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*
- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

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**Conclusions Related to Population and Housing:**

No Impact. This is an infill project, and would not cause growth because it is dental office.

Environmental Issues

Potentially  
Significant  
Impact

Potentially  
Significant  
Unless  
Mitigation  
Incorporated

Less Than  
Significant  
Impact

No  
Impact

**XIV. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

<i>a) Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>b) Police protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>c) Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>d) Parks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>e) Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. This is an infill project typically exempt from CEQA.

Environmental Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV RECREATION.</b>				
a) <i>Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Conclusions Related to Recreation

No new impacts will occur as a result of this project. The project is construction of a storage structure on an existing site.

Environmental Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI. TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) <i>Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Result in inadequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is to build a storage building. The current use is less demanding for trips and vehicles than the original project of 2001. There are no traffic impacts due to this project. The use that was there and was analyzed is a more intensive use than what is there now. Adding storage to the existing site will not increase traffic impacts to the site or surroundings.



Environmental Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
a) <i>Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Comply with federal, state and local statutes and regulations related to solid waste?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Conclusions Relating to Utilities and Service Systems

This project is the construction of a storage building. The building will have no plumbing nor power. No additional wastewater, water, or other public services will be required.

Environmental Issues

Potentially  
Significant  
Impact

Potentially  
Significant  
Unless  
Mitigation  
Incorporated

Less Than  
Significant  
Impact

No  
Impact

**XVIII MANDATORY FINDINGS OF SIGNIFICANCE**

- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?*
- b) *Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.*
- c) *Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?*

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**Discussion of Mandatory Findings of Significance:**

This project is a storage building. It is an additional structure on a developed site. The building will be accessory to the existing business on site and will be storage of products to be shipped or otherwise installed at various locations.

### **Documents Referenced in Initial Study and/or Incorporated by Reference**

The following documents were used to determine the potential for impact from the proposed project. Where applicable, mitigation measures from documents referenced have been brought forward to this project. Mitigation measures included in the General Plan *have not* been individually listed. Similarly, compliance with federal and state laws, and the municipal code, is assumed in all projects. All documents incorporated by reference are available for review at Mt. Shasta City Hall, 305 North Mt. Shasta, Boulevard, Mt. Shasta, CA 96067.

1. General Plan, City of Mt. Shasta, 2007 *incorporated by reference*.
2. Planning and Environmental Data Base for the General Plan for the City of Mt. Shasta, March 1992, *incorporated by reference*
- 3.